

# 8

SEP 12 2013



**MEMORANDUM      Municipal Utilities – Council Memo No. RE14-019**

**DATE:**            SEPTEMBER 12, 2013

**TO:**                MAYOR AND COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *rd*  
                      MARSHA REED, ASSISTANT CITY MANAGER *mr*  
                      DAVE SIEGEL, MUNICIPAL UTILITIES DIRECTOR *ds*

**FROM:**            ERICH KUNTZE, REAL ESTATE COORDINATOR *ek*

**SUBJECT:**        ORDINANCE NO. 4482 GRANTING A NO COST POWER DISTRIBUTION  
                      EASEMENT TO SALT RIVER PROJECT (SRP) TO ENERGIZE THE  
                      AIRPORT WATER RECLAMATION FACILITY

**RECOMMENDATION:**    Staff recommends introduction and tentative approval of Ordinance No. 4482, granting a no cost power distribution easement to Salt River Project (SRP) to energize the Airport Water Reclamation Facility.

**BACKGROUND/DISCUSSION:**    The Airport Water Reclamation facility is under construction to expand treatment services. As part of the expansion, a new dedicated power line was required. To meet tight project time constraints, the City of Chandler issued an early release letter to SRP to complete the work. This process was used because the exact power line location could not be determined until construction was underway, due to existing electrical services in the area. The legal description has been completed, and the City must grant the easement to SRP as previously agreed. This easement is at no cost to SRP as it is required for a City project and benefits the public.

Staff has reviewed and approved the legal descriptions for the requested easement.

**FINANCIAL IMPLICATIONS:**

Cost:                    N/A  
Savings:                N/A  
Long Term Costs:    N/A

Council Meeting of 9/12/13  
RE14-019  
Page 2

PROPOSED MOTION: Move City Council introduce and tentatively approve Ordinance No. 4482 granting a no cost power distribution easement to Salt River Project (SRP) to energize the Airport Water Reclamation Facility.

Attachments: Map  
Ordinance No. 4482  
SRP Easement

**ORDINANCE NO. 4482**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT (SRP) TO ENERGIZE THE AIRPORT WATER RECLAMATION FACILITY.

WHEREAS, the City of Chandler is expanding the Airport Water Reclamation facility adjacent to the Chandler Airport; and

WHEREAS, the project requires Salt River Project (SRP) to provide power service to this facility; and

WHEREAS, Salt River Project has completed the work and requires a power distribution easement for its facilities; and

WHEREAS, the City of Chandler is willing to grant the power distribution easement at no cost to Salt River Project.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City Council of the City of Chandler, Arizona authorizes and approves the granting of a power easement at no cost to Salt River Project, through, over, under and across that certain property described and depicted in Exhibit "A" attached hereto and made a part hereof by this reference.

Section 2. That the granting of said power distribution easement shall be in a form approved by the City Attorney.

Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the easement and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4482 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

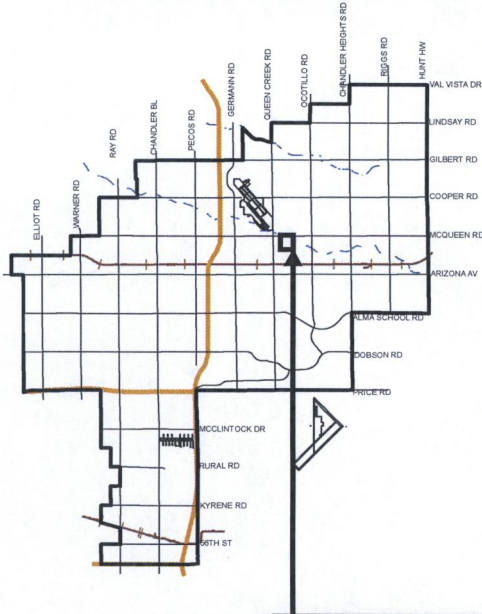
\_\_\_\_\_  
CITY ATTORNEY

*GAB*





# GRANT A POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT TO PROVIDE POWER TO THE AIRPORT WATER RECLAMATION FACILITY



MEMO NO. RE14-019  
ORDINANCE NO. 4482

EASEMENT  
ELECTRICAL PAD





**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

Land Department/PAB350  
P. O. Box 52025  
Phoenix, Arizona 85072-2025

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**POWER DISTRIBUTION EASEMENT**

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Maricopa County  
Parcel #303-41-008C  
NE ¼ Sec 15, T2S, R5E

Agt. KB  
Job # KEP-205 *JK 8/12/13*  
AMP #81532535  
W *KB* C *Ram*

**CITY OF CHANDLER,  
a Municipal Corporation**

hereinafter called Grantor, for and in consideration of the sum of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, its agents, employees, contractors and permittees and its and their respective successors and assigns, hereinafter called the Grantee, a non-exclusive easement in, upon, over, under, across, through and along the lands hereinafter described (such lands hereinafter described being sometimes referred to herein as the "Easement Parcel") to construct, install, reconstruct, replace, remove, repair, operate and maintain underground electrical conductors, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, appurtenances and fixtures (collectively "Facilities") for the transmission and distribution of electricity and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through and along the Easement Parcel as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Grantor's Property.

The lands in, upon, over, under, across, through and along which this easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

**Grantor's Property:**

**A portion of land located in the Northeast quarter of Section 15, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, more particularly described in Instrument No. 1992-0734666, Official Records of Maricopa County, Arizona.**

**Easement Parcel:**

**Said easement described and delineated on Exhibit "A" (CITY OF CHANDLER AIRPORT WRF SRP Job No. KEP-205), prepared by Salt River Project A.I. & Power District, dated Aug. 9, 2013, said Exhibit "A" attached hereto and made a part hereof. Said easement ALSO to include the equipment pad areas as described and/or depicted on said Exhibit "A".**

**EXCEPT any part thereof found to be lying within an existing SRP easement of record.**

**CAUTION:** Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et. seq., Arizona Blue Stake Law, prior to any excavation.

Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed within said areas.

Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, the Easement Parcel whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

In the event Grantee records a document to formally abandon the easement granted herein, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.

IN WITNESS WHEREOF, **CITY OF CHANDLER**, a Municipal corporation, has caused its name to be executed by its duly authorized representative(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF CHANDLER,**  
a Municipal corporation

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney for the *GAB*  
City of Chandler

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ and \_\_\_\_\_, the Mayor and Clerk of the **CITY OF CHANDLER**, a Municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the corporation for the purposes therein contained.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Stamp/Seal

**Note:** This instrument is exempt from the real estate transfer fee and affidavit of legal value required under A.R.S. Sections 11-1132 and 11-1133 pursuant to the exemptions set forth in A.R.S. Sections 11-1134(A)(2) and (A)(3).



## EXHIBIT "A"

### LEGAL DESCRIPTION SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT

Underground Power Easement  
Srp Job No.: KEP-205 81532535  
SRP Job Name: CITY OF CHANDLER AIRPORT WRF

Date: AUGUST 10, 2013  
Assessor Parcel: 303-41-008C  
NE 1/4, SEC 15, T2S., R5E

A strip of land 8.00 feet in width, being 4.00 feet on each side of the following described centerline and being a portion of the Northeast Quarter of Section 15, T2S, R5E, of the Gila and Salt River Meridian, Maricopa County, Arizona, and being more particularly described as follows:

**COMMENCING** at the East Quarter corner of said Section 15, being a found 3 inch City of Chandler brass cap in hand hole, from which the Center Quarter corner of Section 15, a found 1/2 inch rebar, bears South 89 degrees 04 minutes 13 seconds West (Basis of Bearings), a distance of 2625.60 feet (measured),

thence South 89 degrees 04 minutes 13 seconds West along the South line of said Northeast Quarter, a distance of 389.22 feet;

thence North 00 degrees 55 minutes 47 seconds West, a distance of 28.71 feet to a point on the east boundary line of the parcel described in said Document 1992-0734666 Maricopa County Records and also said point being on the west right of way line of the Consolidated Canal, and the **POINT OF BEGINNING**;

thence departing said east boundary line of said parcel, North 89 degrees 35 minutes 14 seconds West, a distance of 187.71 feet;

thence North 00 degrees 39 minutes 37 seconds East, a distance of 93.13 feet;

thence North 14 degrees 41 minutes 11 seconds East, a distance of 125.06 feet;

thence North 00 degrees 25 minutes 15 seconds West, a distance of 101.33 feet to the center of an electrical pad measuring 2.5 feet by 6 feet, said electrical pad to be included in this easement;

thence North 89 degrees 54 minutes 15 seconds West, a distance of 897.80 feet;

thence South 88 degrees 37 minutes 55 seconds West, a distance of 19.27 feet to the beginning of a non-tangent curve to the right and the center of an electrical pad measuring 2.5 feet by 6 feet, said electrical pad to be included in this easement;

08/13/13

thence northerly along said non-tangent curve to the right, having a radius of 78.59 feet, a length of arc of 65.42 feet and a chord bearing North 07 degrees 44 minutes 18 seconds West and chord length 63.54 feet;

thence North 00 degrees 31 minutes 57 seconds East, a distance of 260.48 feet;

thence North 02 degrees 51 minutes 25 seconds West, a distance of 96.41 feet;

thence North 00 degrees 27 minutes 45 seconds East, a distance of 78.62 feet to the beginning of a non-tangent curve and the center of an electrical pad measuring 2.5 feet by 6 feet, said electrical pad to be included in this easement;

thence northerly along said non-tangent curve to the left, having a radius of 777.57 feet, a length of arc 102.58 feet and a chord bearing North 00 degrees 43 minutes 01 seconds East and chord length 102.51 feet;

thence North 00 degrees 49 minutes 52 seconds West, a distance of 303.69 feet;

thence North 00 degrees 42 minutes 01 seconds East, a distance of 203.53 feet;

thence North 89 degrees 28 minutes 16 seconds East, a distance of 212.43 feet to the center of an electrical pad measuring 2.5 feet by 6 feet, said electrical pad to be included in this easement;

thence North 89 degrees 51 minutes 20 seconds East, a distance of 94.17 feet;

thence North 06 degrees 02 minutes 36 seconds East, a distance of 20.30 feet;

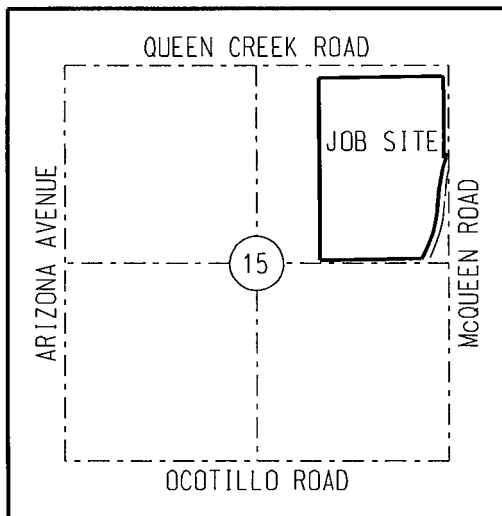
thence North 78 degrees 36 minutes 58 seconds East, a distance of 6.23 feet to the window of an electrical pad measuring 4.17 feet by 6.33 feet, and the **TERMINUS POINT** of this easement, centerline description. Said electrical pad to be included in this easement;



REGISTRATION  
EXPIRES: 03-31-16

08/13/13

# EXHIBIT "A"

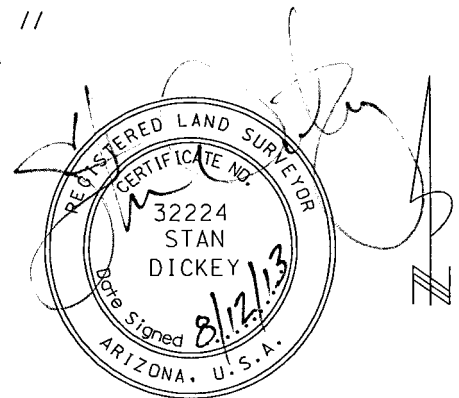


VICINITY MAP (N.T.S.)  
T2S R5E  
G&SRM

BASIS OF BEARINGS NAD 83  
ARIZONA STATE PLANE COORDINATE  
SYSTEM ZONE 202

## ABBREVIATION TABLE

(C)	CALCULATED
DOC.	DOCUMENT
EPAD	EQUIPMENT PAD
FND	FOUND
APN	ASSESSOR'S PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDER
(M)	MEASURED
(R)	RECORDED
R/W	RIGHT OF WAY
LVI	LAST VISUAL INSPECTION



REGISTRATION  
EXPIRES: 03-31-16

## LEGEND

-----	SECTION AND CENTERLINE
—————	PROPERTY LINE
- - - - -	CENTERLINE OF 8' EASEMENT
-----	EXISTING EASEMENT DOC. 1998-0320273 M.C.R.
.....	EXISTING EASEMENT DOC. 2009-0530104 M.C.R.
-----	CANAL RIGHT OF WAY LINE
◆	SECTION CORNER AS NOTED
○	EQUIPMENT PAD(S) - UNLESS OTHERWISE NOTED ARE PART OF THE EASEMENT

UNDERGROUND ELECTRIC POWER LINE RIGHT-OF-WAY MARICOPA COUNTY, ARIZONA

## CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT, NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OR FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

## NOTES

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.

ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

SALT RIVER PROJECT  
AGRICULTURAL IMPROVEMENT & POWER DISTRICT



SURVEY DIVISION  
LAND DEPARTMENT

SRP JOB NUMBER: KEP-205	SCALE: NOT TO SCALE
AMP W/O NUMBER: T1532535	SHEET: 1 OF 4
AGENT: K. BOCKMANN	SHEET SIZE: 8.5"x11"
DRAWN: J. GREIFE	REVISION: 0 8/15/13
CHECKED BY:	CREW CHIEF: D. LUTE
DATE: AUG. 9, 2013	FIELD DATE: JULY 24, 2013

CITY OF CHANDLER AIRPORT WRF  
NE 1/4, SECTION 15  
T.2 S., R.5 E  
27.8 EAST - 8.2 SOUTH

# EXHIBIT "A"

NORTHEAST CORNER  
SEC 15, T2S, R5E  
FND CITY OF CHANDLER  
BRASS CAP FLUSH  
LVI (3/12/2004)



QUEEN CREEK ROAD

N88°58'57"E 1702.49' (C)

APN 303-41-008C  
DOC. 1992-0734666  
M.C.R.

S00°17'25"E 2543.85' (C)

(TIE)  
1640.73'  
S27°56'36"E

SEE SHEET 3

CONSOLIDATED CANAL

S00°17'28"E 2651.62' (M)

MCQUEEN ROAD

CENTER 1/4 CORNER  
SEC 15, T2S, R5E  
FND 1/2" REBAR  
LVI (2/14/2012)

2236.38'

1405.90'

389.22'

PDC

S89°04'13"W 2625.60' (M)

APPLEBY ROAD  
(BASIS OF BEARINGS)

EAST 1/4 CORNER  
SEC 15, T2S, R5E  
FND CITY OF CHANDLER  
BRASS CAP IN HAND HOLE  
LVI (10/9/2009)

SALT RIVER PROJECT  
AGRICULTURAL IMPROVEMENT & POWER DISTRICT



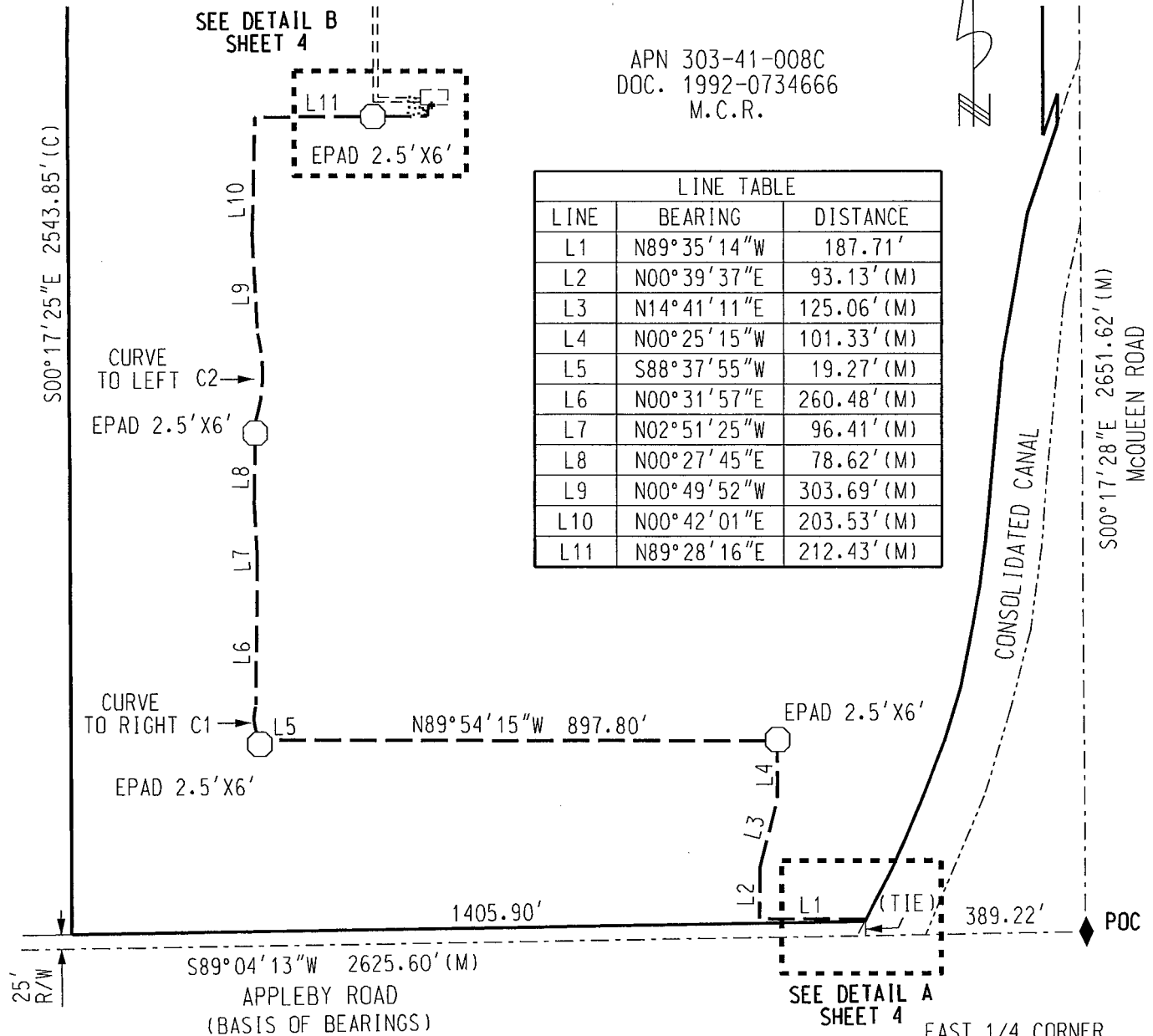
SURVEY DIVISION  
LAND DEPARTMENT

SRP JOB NUMBER: KEP-205	SCALE: NOT TO SCALE
AMP W/O NUMBER: T1532535	SHEET: 2 OF 4
AGENT: K. BOCKMANN	SHEET SIZE: 8.5"x11"
DRAWN: J. GREIFE	REVISION: 08/13/13
CHECKED BY:	CREW CHIEF: D. LUTE
DATE: AUG. 9, 2013	FIELD DATE: JULY 24, 2013

CITY OF CHANDLER AIRPORT WRF  
NE 1/4, SECTION 15  
T.2 S., R.5 E  
27.8 EAST - 8.2 SOUTH

# EXHIBIT "A"

APN 303-41-008C  
DOC. 1992-0734666  
M.C.R.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°35'14"W	187.71'
L2	N00°39'37"E	93.13' (M)
L3	N14°41'11"E	125.06' (M)
L4	N00°25'15"W	101.33' (M)
L5	S88°37'55"W	19.27' (M)
L6	N00°31'57"E	260.48' (M)
L7	N02°51'25"W	96.41' (M)
L8	N00°27'45"E	78.62' (M)
L9	N00°49'52"W	303.69' (M)
L10	N00°42'01"E	203.53' (M)
L11	N89°28'16"E	212.43' (M)

C1 & C2 = NONTANGENT CURVE(S)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	78.59' (C)	47°41'40" (C)	65.42' (C)	N07°44'18"W	63.54' (C)
C2	777.57' (C)	07°33'31" (C)	102.58' (C)	N00°43'01"E	102.51' (C)

EAST 1/4 CORNER  
SEC 15, T2S, R5E  
FND CITY OF CHANDLER  
BRASS CAP IN HAND HOLE  
LVI (10/9/2009)

SALT RIVER PROJECT  
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

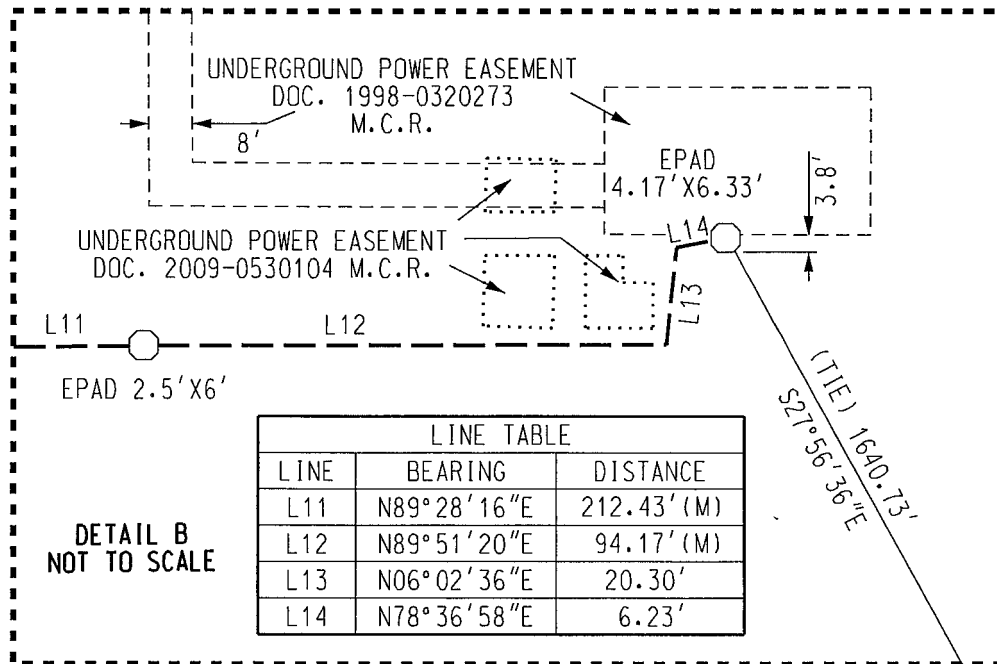


SURVEY DIVISION  
LAND DEPARTMENT

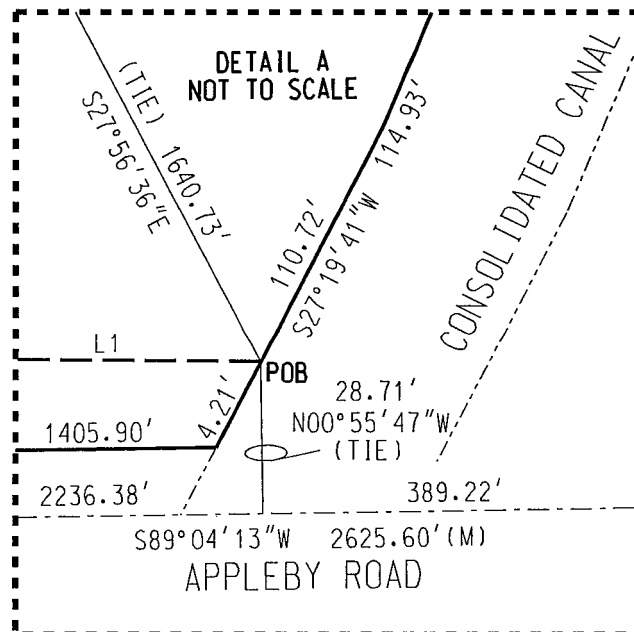
SRP JOB NUMBER: KEP-205	SCALE: NOT TO SCALE
AMP W/O NUMBER: T1532535	SHEET: 3 OF 4
AGENT: K. BOCKMANN	SHEET SIZE: 8.5"x11"
DRAWN: J. GREIFE	REVISION: 008/13/13
CHECKED BY:	CREW CHIEF: D. LUTE
DATE: AUG. 9, 2013	FIELD DATE: JULY 24, 2013


CITY OF CHANDLER AIRPORT WRF  
NE 1/4, SECTION 15  
T.2 S., R.5 E  
27.8 EAST - 8.2 SOUTH

# EXHIBIT "A"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°35'14"W	187.71'



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
SRP JOB NUMBER: KEP-205	SCALE: NOT TO SCALE	
AMP W/O NUMBER: T1532535	SHEET: 4 OF 4	CITY OF CHANDLER AIRPORT WRF NE 1/4, SECTION 15 T.2 S., R.5 E 27.8 EAST - 8.2 SOUTH
AGENT: K. BOCKMANN	SHEET SIZE: 8.5"x11"	
DRAWN: J. GREIFE	REVISION: 08/13/13	
CHECKED BY:	CREW CHIEF: D. LUTE	
DATE: AUG. 9, 2013	FIELD DATE: JULY 24, 2013	



IN WITNESS WHEREOF, **CITY OF CHANDLER**, a Municipal corporation, has caused its name to be executed by its duly authorized representative(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CITY OF CHANDLER,**  
a Municipal corporation

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney for the  
City of Chandler

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ and \_\_\_\_\_, the Mayor and Clerk of the **CITY OF CHANDLER**, a Municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the corporation for the purposes therein contained.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Stamp/Seal

**Note:** This instrument is exempt from the real estate transfer fee and affidavit of legal value required under A.R.S. Sections 11-1132 and 11-1133 pursuant to the exemptions set forth in A.R.S. Sections 11-1134(A)(2) and (A)(3).